

Chapter 17.30

R-A ZONE

Sections:

17.30.010 Purpose—Applicability.

17.30.010 Purpose—Applicability.

A. There currently exists property in the R-A zone as defined by certain zoning regulations repealed by the ordinance codified in this title.

B. The R-A zone will cease to exist when all property currently in such zone is placed in another zone.

C. Until such time as a parcel of property is placed in another zone, and notwithstanding Section 1.01.060 of the ordinance codified at this chapter to the contrary, the provisions of those zoning regulations applicable to the R-A zone prior to the adoption of the ordinance codified at this chapter shall be applicable to such property. (Ord. 336 § 6.12.000, 1977).

Chapter 17.32

RA-3 ZONE

Sections:

17.32.010 Permitted uses.

17.32.020 Conditional uses.

17.32.030 Height regulations.

17.32.040 Lot area.

17.32.050 Lot coverage.

17.32.060 Lot width.

17.32.070 Setbacks.

17.32.080 Dwelling unit minimum area.

17.32.090 Off-street parking.

17.32.010 Permitted uses.

Permitted uses in the RA-3 zone are:

A. Single-family dwelling;

B. Accessory uses as regulated by Section 17.08.100;

C. Accessory buildings as regulated by Section 17.08.090;

D. Agricultural crops, fruit trees, nut trees, vines, horticulture; and

E. Secondary residential units. (Ord. 881 § 27, 2004; Ord. 336 § 6.13.000, 1977).

17.32.020 Conditional uses.

The following uses are permitted in the RA-3 zone subject to the issuance of a conditional use permit:

A. Public utility buildings and uses, but excluding equipment yards, storage yards, warehouses or repair shops;

B. Sale of agricultural products produced on the premises;

C. Greenhouses and nurseries excluding retail sale of plants and products produced off the premises;

D. § 5116 homes as regulated by Chapter 17.80;

E. Stables and barns (but no other accessory buildings) as regulated by Section 17.08.090 where there is no occupied single-family dwelling on the premises, and where a conditional use permit is also issued for the keeping of animals; and

F. Mobile home parks. (Ord. 881 § 28, 2004; Ord. 581 § 21, 1988; Ord. 517 § 11, 1984; Ord. 514 § 13, 1984; Ord. 336 § 6.13.010, 1977).

17.32.030 Height regulations.

Height regulations in the RA-3 zone:

A. The maximum height for principal buildings and structures shall be thirty feet.

B. The maximum number of stories shall be two.

C. The maximum height for accessory buildings or structures shall be fourteen feet, except barns which shall be a maximum of nineteen feet. (Ord. 336 § 6.13.020, 1977).

17.32.040 Lot area.

The minimum area for each lot in the RA-3 zone shall be three net acres. (Ord. 336 § 6.13.030, 1977).

17.32.050 Lot coverage.

The maximum lot coverage in the RA-3 zone by all structures and buildings shall not exceed ten thousand square feet; provided, however, that additional coverage not exceed five hundred square feet may be permitted pursuant to a use permit. (Ord. 336 § 6.13.050, 1977).

17.32.060 Lot width.

No lot in the RA-3 zone shall exceed a 3:1 depth-to-width ratio. (Ord. 336 § 6.13.060, 1977).

17.32.070 Setbacks.

No building or structure shall hereafter be erected or enlarged in the RA-3 zone unless the following setbacks are provided and maintained:

A. Front. There shall be a front setback of not less than fifty feet.

B. Rear. There shall be a rear setback of not less than fifty feet.

C. Interior Side. There shall be an interior side setback of not less than fifty feet.

D. Street side. There shall be a street side setback of not less than fifty feet.

E. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property line, whichever provides the greater setback. (Ord. 336 § 6.13.070, 1977).

17.32.080 Dwelling unit minimum area.

The minimum square footage per dwelling unit in the RA-3 zone shall be regulated by Section 17.08.020. (Ord. 336 § 6.13.080, 1977).

17.32.090 Off-street parking.

Off-street parking in the RA-3 zone shall be provided subject to the regulations in Chapter 17.66. (Ord. 336 § 6.13.090, 1977).

Chapter 17.34**RA-5 ZONE****Sections:**

17.34.010	Permitted uses.
17.34.020	Conditional uses.
17.34.030	Height regulations.
17.34.040	Lot area.
17.34.050	Lot coverage.
17.34.060	Lot width.
17.34.070	Setbacks.
17.34.080	Dwelling unit minimum area.
17.34.090	Off-street parking.

17.34.010 Permitted uses.

Permitted uses in the RA-5 zone are:

A. Single-family dwelling;

B. Accessory uses as regulated by Section 17.08.100;

C. Accessory buildings as regulated by Section 17.08.090;

D. Agricultural crops, fruit trees, nut trees, vines, horticulture; and

E. Secondary residential units.

(Ord. 881 § 29, 2004; Ord. 370 (part); Ord. 336 § 6.14.000, 1977).

17.34.020 Conditional uses.

The following uses are permitted in the RA-5 zone subject to the issuance of a conditional use permit:

A. Public utility buildings and uses, but excluding equipment yards, storage yards, warehouses, or repair shops;

B. Sale of agricultural products produced on the premises;

C. Greenhouses and nurseries excluding retail sale of plants and products produced off the premises;

D. § 5116 homes as regulated by Chapter 17.80;

E. Stables and barns (but no other accessory buildings) as regulated by Section 17.08.090 where there is no occupied single-family dwelling on the premises, and where a conditional use permit is also issued for the keeping of animals; and

F. Mobile home parks. (Ord. 881 § 30, 2004; Ord. 581 § 22, 1988; Ord. 517 § 12, 1984; Ord. 514 § 14, 1984; Ord. 370 (part); Ord. 336 § 6.14.010, 1977).

17.34.030 Height regulations.

Height regulations in the RA-5 zone:

A. The maximum height for principal buildings and structures shall be thirty feet.

B. The maximum number of stories shall be two.

C. The maximum height for accessory buildings and structures shall be fourteen feet, except barns which shall be a maximum of nineteen feet. (Ord. 336 § 6.14.020, 1977).

17.34.040 Lot area.

The minimum area for each lot in the RA-5 zone for each lot shall be five net acres. (Ord. 336 § 6.14.030, 1977).

17.34.050 Lot coverage.

The maximum lot coverage by all structures and buildings in the RA-5 zone shall not exceed ten thousand square feet; provided, however, that additional coverage not exceeding five hundred square feet may be permitted pursuant to a use permit. (Ord. 336 § 6.14.050, 1977).

17.34.060 Lot width.

No lot in the RA-5 zone shall exceed a 3:1 depth-to-width ratio. (Ord. 336 § 6.14.060, 1977).

17.34.070 Setbacks.

No building or structure shall hereafter be erected or enlarged in the RA-5 zone unless the following setbacks are provided and maintained:

A. Front. There shall be a front setback of not less than fifty feet.

B. Rear. There shall be a rear setback of not less than fifty feet.

C. Interior Side. There shall be an interior side setback of not less than fifty feet.

D. Street Side. There shall be a street side setback of not less than fifty feet.

E. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property, line whichever provides the greater setback. (Ord. 336 § 6.14.070, 1977).

17.34.080 Dwelling unit minimum area.

The minimum square footage per dwelling unit shall be regulated by Section 17.08.020. (Ord. 336 § 6.14.080, 1977).

17.34.090 Off-street parking.

Off-street parking shall be provided subject to the regulations in Chapter 17.66. (Ord. 336 § 6.14.090, 1977).

Chapter 17.36

RA-10 ZONE

Sections:

17.36.010 Permitted uses.

17.36.020 Conditional uses.

17.36.030 Height regulations.

17.36.040 Lot area.

17.36.050 Lot coverage.

17.36.060 Lot width.

17.36.070 Setbacks.

17.36.080 Dwelling unit minimum area.

17.36.090 Off-street parking.

17.36.010 Permitted uses.

Permitted uses in the RA-10 zone are:

A. Single-family dwelling;

B. Accessory uses as regulated by Section 17.08.100;

C. Accessory buildings as regulated by Section 17.08.090;

D. Agricultural crops, fruit trees, nut trees, vines, horticulture; and

E. Secondary residential units. (Ord. 881 § 31, 2004; Ord. 370 (part); Ord. 336 § 6.15.000, 1977).

17.36.020 Conditional uses.

The following uses are permitted in the RA-10 zone subject to the issuance of a conditional use permit:

A. Public utility buildings and uses, but excluding equipment yards, storage yards, warehouses, or repair shops;

B. Sale of agricultural products produced on the premises;

C. Greenhouses and nurseries excluding retail sale of plants and products produced off the premises;

D. § 5116 homes as regulated by Chapter 17.80;

E. Accessory single-family dwellings for agricultural employees;

F. Stables and barns (but no other accessory buildings) as regulated by Section 17.08.090 where there is no occupied single-family dwelling on the premises, and where a conditional use permit is also issued for the keeping of animals; and

G. Mobile home parks. (Ord. 881 § 32, 2004; Ord. 581 § 23, 1988; Ord. 517 § 13, 1984; Ord. 514 § 15, 1984; Ord. 370 (part); Ord. 336 § 6.15.010, 1977).

17.36.030 Height regulations.

Height regulations in the RA-10 zone:

A. The maximum height for principal buildings and structures shall be thirty feet.

B. The maximum number of stories shall be two.

C. The maximum height for accessory buildings or structures shall be fourteen feet, except barns which shall be a maximum of nineteen feet. (Ord. 336 § 6.15.020, 1977).

17.36.040 Lot area.

The minimum area for each lot in the RA-10 zone shall be ten net acres. (Ord. 336 § 6.15.030, 1977).

17.36.050 Lot coverage.

The maximum lot coverage by all structures and buildings in the RA-10 zone shall not exceed ten thousand square feet; provided, however, that additional coverage not exceeding five hundred square

feet may be permitted pursuant to a use permit. (Ord. 336 § 6.15.050, 1977).

17.36.060 Lot width.

No lot in the RA-10 zone shall exceed a 4:1 depth-to-width ratio. (Ord. 336 § 6.15.060, 1977).

17.36.070 Setbacks.

No building or structure shall hereafter be erected or enlarged in the RA-10 zone unless the following setbacks are provided and maintained:

A. Front. There shall be a front setback of not less than fifty feet.

B. Rear. There shall be a rear setback of not less than fifty feet.

C. Interior Side. There shall be an interior side setback of not less than fifty feet.

D. Street Side. There shall be a street side setback of not less than fifty feet.

E. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property line whichever provides the greater setback. (Ord. 336 § 6.15.070, 1977).

17.36.080 Dwelling unit minimum area.

The minimum square footage per dwelling unit shall be regulated by Section 17.08.020. (Ord. 336 § 6.15.080, 1977).

17.36.090 Off-street parking.

Off-street parking shall be provided in the RA-10 zone subject to the regulations in Chapter 17.66. (Ord. 336 § 6.15.090, 1977).

Chapter 17.38**R-2 ZONE****Sections:**

- 17.38.010 Permitted uses.**
- 17.38.020 Conditional uses.**
- 17.38.030 Height regulations.**
- 17.38.040 Lot area.**
- 17.38.050 Lot area per family unit.**
- 17.38.060 Lot coverage.**
- 17.38.070 Lot width.**
- 17.38.080 Setbacks.**
- 17.38.090 Dwelling unit minimum area.**
- 17.38.100 Off-street parking.**

17.38.010 Permitted uses.

Permitted uses in the R-2 zone:

- A. Single-family dwelling subject to regulations in Chapter 17.12;
- B. Duplex;
- C. Triplex;
- D. Accessory uses as regulated by Section 17.08.100;
- E. Accessory buildings as regulated by Section 17.08.090;
- F. Schools, public elementary and secondary. (Ord. 813 § 24, 1999; Ord. 336 § 6.16.000, 1977).

17.38.020 Conditional uses.

The following uses are permitted in the R-2 zone subject to issuance of a conditional use permit;

- A. Public utility buildings and uses, but excluding equipment yards, warehouses or repair shops;

- B. Churches, parks, playgrounds;

- C. Community care facility, day care center or residential facility;

- D. Section 5116 homes as regulated by Chapter 17.80;

- E. Mobile home parks;

- F. Schools, private elementary and secondary. (Ord. 821 § 2, 2000; Ord. 813 § 25, 1999; Ord. 581 § 24, 1988; Ord. 517 § 14, 1984; Ord. 336 § 6.16.010, 1977).

17.38.030 Height regulations.

Height regulations in the R-2 zone:

- A. The maximum height for principal buildings and structures shall be thirty feet.

- B. The maximum number of stories shall be two.

- C. The maximum height for accessory buildings and structures shall be fourteen feet. (Ord. 336 § 6.16.020, 1977).

17.38.040 Lot area.

The minimum area for each lot in the R-2 zone shall be as follows:

- A. Corner lots: seven thousand square feet;

- B. Interior lots: seven thousand square feet. (Ord. 336 § 6.16.030, 1977).

17.38.050 Lot area per family unit.

The maximum lot area per family unit in the R-2 zone shall be three thousand five hundred square feet. (Ord. 336 § 6.16.050, 1977).

17.38.060 Lot coverage.

The maximum lot coverage by all structures and buildings in the R-2 zone shall not exceed fifty percent of the lot area. (Ord. 336 § 6.16.050, 1977).

17.38.070 Lot width.

The minimum lot width in the R-2 zone shall be as follows:

- A. Corner lot: sixty-five feet;

- B. Interior lot: sixty feet. (Ord. 336 § 6.16.060, 1977).

17.38.080 Setbacks.

No building or structure shall hereafter be erected or enlarged in the R-2 zone unless the following setbacks are provided and maintained:

A. Front. There shall be a front setback of not less than twenty-five feet.

B. Rear. There shall be a rear setback of not less than twenty feet. In addition thereto, not less than one thousand square feet shall remain uncovered on the rear of each lot.

C. Interior Side. There shall be an interior side setback of not less than five feet.

D. Street Side. There shall be a street side setback of not less than ten feet.

E. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property line, whichever provides the greater setback. (Ord. 336 § 6.16.070, 1977).

17.38.090 Dwelling unit minimum area.

The minimum square footage per dwelling unit in the R-2 zone shall be regulated by Section 17.08.020. (Ord. 336 § 6.16.080, 1977).

17.38.100 Off-street parking.

Off-street parking in the R-2 zone shall be provided subject to the regulations in Chapter 17.66. (Ord. 336 § 6.16.090, 1977).

Chapter 17.40**R-3 ZONE****Sections:**

- 17.40.005 Permitted uses.**
- 17.40.010 Conditional uses.**
- 17.40.020 Height regulations.**
- 17.40.030 Lot area.**
- 17.40.040 Lot area per family unit.**

17.40.050 Lot coverage.

17.40.060 Lot width.

17.40.070 Setbacks.

17.40.080 Dwelling unit minimum area.

17.40.090 Off-street parking.

17.40.005 Permitted uses.

Permitted uses in the R-3 zone:

A. Schools, public elementary and secondary. (Ord. 821 § 3, 2000; Ord. 813 § 26, 1999).

17.40.010 Conditional uses.

The following uses are permitted in the R-3 zone subject to issuance of a conditional use permit:

A. Apartments, townhouses, condominiums (for residential use, including cluster developments);

B. Accessory buildings subject to regulations in Chapter 17.08;

C. Accessory uses as regulated by Chapter 17.08;

D. Duplexes, triplexes, subject to regulations in Chapter 17.38;

E. Roominghouses and boardinghouses;

F. Lodges;

G. Rest homes;

H. Churches, parks, playgrounds;

I. Community care facility, day care center or residential facility;

J. Mobile home parks;

K. Schools, private elementary and secondary. (Ord. 821 § 4, 2000; Ord. 813 § 27, 1999; Ord. 581 § 25, 1988; Ord. 517 § 15, 1984; Ord. 336 § 6.17.010, 1977).

17.40.020 Height regulations.

Height regulations in the R-3 zone:

A. The maximum height for principal buildings and structures shall be thirty feet and the maximum number of stories shall be two, with the following exception:

With a use permit, the maximum allowable height may be increased up to forty feet and the maximum number of stories may be increased up to three.

B. The maximum height for accessory buildings or structures shall be fourteen feet. (Ord. 821 § 5, 2000; Ord. 555 § 1, 1986; Ord. 336 § 6.17.020, 1977).

17.40.030 Lot area.

The minimum area for each lot in the R-3 zone shall be as follows:

A. Corner lots: six thousand five hundred square feet.

B. Interior lots: six thousand square feet. (Ord. 336 § 6.17.030, 1977).

17.40.040 Lot area per family unit.

The minimum lot area per family unit shall be three thousand square feet. (Ord. 336 § 6.17.040, 1977).

17.40.050 Lot coverage.

The maximum lot coverage by all structures and buildings in the R-3 zone shall not exceed sixty percent of the lot area. (Ord. 336 § 6.17.050, 1977).

17.40.060 Lot width.

The minimum lot width in the R-3 zone shall be as follows:

- A. Corner lot: sixty-five feet;
- B. Interior lot: sixty feet. (Ord. 336 § 6.17.060, 1977).

17.40.070 Setbacks.

No building or structure shall hereafter be erected or enlarged in the R-3 zone unless the following setbacks are provided and maintained:

- A. Front. There shall be a front setback of not less than twenty feet.
- B. Rear. There shall be a rear setback of not less than fifteen feet.
- C. Interior Side. There shall be an interior side setback of not less than ten feet.
- D. Street Side. There shall be a street side setback of not less than fifteen feet.
- E. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property line, whichever provides the greater setback. (Ord. 336 § 6.17.070, 1977).

17.40.080 Dwelling unit minimum area.

The minimum square footage per dwelling unit shall be regulated by Section 17.08.020. (Ord. 336 § 6.17.080, 1977).

17.40.090 Off-street parking.

Off-street parking shall be provided subject to the regulations in Chapter 17.66. (Ord. 336 § 6.17.090, 1977).

Chapter 17.42**B-P ZONE****Sections:**

- 17.42.010 Permitted uses.**
- 17.42.020 Conditional uses.**
- 17.42.030 Height regulations.**
- 17.42.040 Lot area.**
- 17.42.050 Lot coverage.**
- 17.42.060 Lot width.**
- 17.42.070 Setbacks.**
- 17.42.080 Off-street parking.**

17.42.010 Permitted uses.

Permitted uses in the B-P zone:

- A. Professional offices and clinics;
- B. Accessory buildings subject to regulations in Section 17.08.090;
- C. Accessory uses subject to regulations in Section 17.08.100. (Ord. 336 § 6.18.000, 1977).

17.42.020 Conditional uses.

The following uses are permitted in the B-P zone subject to the issuance of a conditional use permit:

- A. Lodges;
- B. Club houses;
- C. Churches;
- D. Community care facility, day care center, or residential facility;
- E. Bar-restaurant combination, restaurant or coffee shop;
- F. Mobile pushcart vending facility. (Ord. 674 § 3, 1993; Ord. 581 § 26, 1988; Ord. 336 § 6.18.010, 1977).

17.42.030 Height regulations.

Height regulations in the B-P zone:

- A. The maximum height for principal buildings and structures shall be thirty feet, and the maximum number of stories shall be two, with the following exception:

With a use permit the maximum allowable height may be increased up to fifty feet and the maximum number of stories may be increased up to four.

B. The maximum height for accessory buildings or structures shall be fourteen feet. (Ord. 555 § 2, 1986; Ord. 336 § 6.18.020, 1977).

17.42.040 Lot area.

The minimum area for each lot in the B-P zone shall be as follows:

- A. Corner lot: ten thousand square feet;
- B. Interior lot: nine thousand square feet. (Ord. 336 § 6.18.030, 1977).

17.42.050 Lot coverage.

The maximum lot coverage by all structures and buildings in the B-P zone shall not exceed sixty percent of the lot area. (Ord. 336 § 6.18.050, 1977).

17.42.060 Lot width.

The minimum lot width in the B-P zone shall be as follows:

- A. Corner lot: one hundred feet;
- B. Interior lot: ninety feet. (Ord. 336 § 6.18.060, 1977).

17.42.070 Setbacks.

No building or structure shall hereafter be erected or enlarged in the B-P zone unless the following setbacks are provided and maintained:

- A. Front. There shall be a front setback of not less than twenty feet.
- B. Rear. There shall be a rear setback of not less than fifteen feet.
- C. Interior Side. There shall be an interior side setback of not less than ten feet.
- D. Street Side. There shall be a street side setback of not less than fifteen feet.
- E. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property line, whichever provides the greater setback. (Ord. 336 § 6.18.070, 1977).

17.42.080 Off-street parking.

Off-street parking in the B-P zone shall be provided subject to the regulations in Chapter 17.66. (Ord. 336 § 6.18.090, 1977).

Chapter 17.44**C-1 ZONE****Sections:**

17.44.010	Permitted uses.
17.44.020	Conditional uses.
17.44.030	Height regulations.
17.44.040	Lot area.
17.44.050	Lot width.
17.44.060	Setbacks.
17.44.070	Off-street parking.
17.44.080	Zone size minimums.

17.44.010 Permitted uses.

Permitted uses in the C-1 zone:

A. Retail Business Establishments. All uses to be conducted entirely within a building with no outside storage or display permitted:

1. Book store and periodical store;
2. Record store;
3. Drug store;
4. Stationery store;
5. Gift shop;
6. Flower shop;
7. Toy store;
8. Business or professional office;
9. Banks;
10. Soda fountain/ice cream parlor;
11. Restaurant-bar combination, restaurant, coffee shop;
12. Arts and crafts store, hobby shop;
13. Jewelry store;
14. Confectionery store;
15. Church;
16. Bakery/donut shop;
17. Video store.

B. Personal Service Establishments. All uses to be conducted entirely within a building with no outside storage or display permitted:

1. Barber shop;
2. Beauty shop;
3. Photographic studio, photo shop;
4. Radio and/or television repair;
5. Shoe repair;

- 6. Pick-up station for laundry or dry cleaners.
- C. Schools, public elementary and secondary. (Ord. 813 § 28, 1999; Ord. 692 § 1, 1993; Ord. 464 § 2, 1982; Ord. 461 § 1, 1981; Ord. 336 § 6.19.000, 1977).

17.44.020 Conditional uses.

The following uses are permitted in the C-1 zone subject to the issuance of a conditional use permit:

- A. Public utility buildings and uses, not excluding equipment or storage yards, warehouses or repair shops;
- B. Exercise or athletic club, figure salon;
- C. Commercial cluster complex;
- D. Day care centers;
- E. Schools, private elementary and secondary;
- F. Schools, college and university;
- G. Schools, specialized education and training;
- H. Hardware stores;
- I. Mobile pushcart vending facility. (Ord. 813 § 29, 1999; Ord. 692 § 2, 1993; Ord. 674 § 4, 1993; Ord. 650 § 6, 1991; Ord. 581 § 27, 1988; Ord. 492 § 1, 1983; Ord. 362 (part); Ord. 336 § 6.19.010, 1977).

17.44.030 Height regulations.

Height regulations in the C-1 zone:

- A. The maximum height for principal buildings and structures shall be thirty feet.
- B. The maximum number of stories shall be two. (Ord. 336 § 6.19.020, 1977).

17.44.040 Lot area.

The minimum area for each lot in the C-1 zone shall be six thousand square feet. (Ord. 336 § 6.19.030, 1977).

17.44.050 Lot width.

The minimum lot width in the C-1 zone shall be as follows:

- A. Corner lot: sixty-five feet;
- B. Interior lot: sixty-five feet. (Ord. 336 § 6.19.040, 1977).

17.44.060 Setbacks.

No building or structure shall hereafter be erected or enlarged in the C-1 zone unless the following setbacks are provided and maintained:

- A. Front. There shall be a front setback of not less than five feet, except when adjacent to a residential zone, not less than twenty feet.
- B. Rear. There shall be a rear setback of not less than ten feet.
- C. Interior Side. None required except ten feet when adjacent to a residential zone.
- D. Street Side. On corner lots, there shall be a street side setback of not less than ten feet.
- E. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property line whichever provides the greater setback. (Ord. 336 § 6.19.050, 1977).

17.44.070 Off-street parking.

Offstreet parking in the C-1 zone shall be provided subject to the regulations in Chapter 17.66. (Ord. 336 § 6.19.090, 1977).

17.44.080 Zone size minimum.

No area shall be zoned to the C-1 zone neighborhood commercial zone unless the following minimum area, depth, and width requirements of the total zone are provided:

- A. Minimum zone area: one acre;
- B. Minimum zone width: one hundred forty feet;
- C. Minimum zone depth: one hundred feet. (Ord. 336 § 6.19.050, 1977).

Chapter 17.46

C-2 ZONE

Sections:

17.46.010 Permitted uses.

- 17.46.020 Conditional uses.
- 17.46.030 Height regulations.
- 17.46.040 Lot area.
- 17.46.060 Setbacks.
- 17.46.070 Zone size minimums.
- 17.46.080 Off-street parking.

17.46.010 Permitted uses.

Permitted uses in the C-2 zone:

A. Retail Business Establishments. All uses to be conducted entirely within a building with no outside storage or display permitted:

1. All uses as permitted in the C-1 zone;
2. Coin-operated laundry or dry cleaners;
3. Furniture store;
4. General merchandise store, department store;
5. Hardware store;
6. Household appliance store;
7. Liquor store;
8. Retail food store;
9. Sex-oriented entertainment businesses, subject to the provisions of Chapter 17.79;
10. Variety store.

B. Personal Service Establishments. All uses to be conducted entirely within a building with no outside storage or display permitted:

1. All uses as permitted in the C-1 zone;
2. Theatres, except sex-oriented motion picture theatres as defined in Section 17.79.020;
3. Exercise or athletic club, figure salon;
4. Public utility uses, but not including equipment yards, storage yards, warehouses or repair shops.

C. Schools, public elementary and secondary. (Ord. 813 § 30, 1999; Ord. 692 § 3, 1993; Ord. 464 §§ 3,4, 1982; Ord. 336 § 6.20.000, 1977).

17.46.020 Conditional uses.

The following uses are permitted in the C-2 zone subject to the issuance of a conditional use permit:

- A. Commercial parking lot;
- B. Retail plant nursery;
- C. Billiard room;
- D. Bowling alley;
- E. Indoor skating rink;
- F. Antique store;

- G. Second-hand goods store;
- H. Gasoline station;
- I. Motel and hotel;
- J. Shopping center;
- K. Convenience store;
- L. Commercial cluster complex;
- M. Day care facility for children under twelve years of age;

N. Temporary business establishments for the collection of aluminum beverage containers and other ferrous materials. Such use may be authorized by use permit also in any commercial or industrial district which allows uses permitted in the C-2 zone;

- O. Massage parlor;
- P. Day care center;
- Q. Schools, private elementary and secondary;
- R. Schools, college and university;
- S. Schools, specialized education and training;
- T. Automobile service station;

U. Automobile repair shops (light), as a part of a complex, on a minimum of two acres, with two or more businesses on one or more parcels. The other businesses in the complex shall not be limited to automobile repair shops (light), provided they are determined to be compatible as determined by the planning commission. If more than one parcel is involved, reciprocal parking and access easements shall be required between all parcels involved;

V. Veterinary clinic;

W. Mobile pushcart vending facility. (Ord. 813 § 31, 1999; Ord. 692 § 4, 1993; Ord. 674 § 5, 1993; Ord. 664 § 2, 1992; Ord. 650 § 7, 1991; Ord. 581 § 28, 1988; Ord. 492 § 2, 1983; Ord. 463 § 1, 1982; Ord. 455 § 2, 1981; Ord. 362 (part); Ord. 336 § 6.20.010, 1977).

17.46.030 Height regulations.

Height regulations in the C-2 zone:

The maximum height for principal buildings and structures shall be thirty feet, and the maximum number of stories shall be two, with the following exception:

With a use permit the maximum allowable height may be increased up to fifty feet, and the maximum

number of stories may be increased up to four. (Ord. 555 § 3, 1986; Ord. 336 § 6.20.020, 1977).

17.46.040 Lot area.

The minimum area for each lot in the C-2 zone shall be ten thousand square feet. (Ord. 336 § 6.20.030, 1977).

17.46.050 Lot width.

The minimum lot width in the C-2 zone shall be one hundred feet. (Ord. 336 § 6.20.040, 1977).

17.46.060 Setbacks.

No building or structure shall hereafter be erected or enlarged in the C-2 zone unless the following setbacks are provided and maintained:

A. Front. There shall be a front setback of not less than five feet, except when adjacent to a residential zone, not less than ten feet.

B. Rear. There shall be a rear setback of not less than ten feet.

C. Interior Side. None required except ten feet when adjacent to a residential zone.

D. Street Side. On corner lots, there shall be a street side setback of not less than ten feet.

E. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line of the property line, whichever provides the greater setback. (Ord. 336 § 6.20.050, 1977).

17.46.070 Zone size minimums.

No area shall be zoned to the C-2 retail business zone unless the following minimum area, width, and depth requirements of the total zone are provided:

A. Minimum zone area: one acre;

B. Minimum zone width: one hundred forty feet;

C. Minimum zone depth: one hundred feet. (Ord. 336 § 6.20.060, 1977).

17.46.080 Off-street parking.

Off-street parking shall be provided subject to the regulations of Chapter 17.66. (Ord. 336 § 6.20.070, 1977).

Chapter 17.48

C-3 ZONE

Sections:

- 17.48.010 Permitted uses.**
- 17.48.020 Conditional uses.**
- 17.48.030 Height regulations.**
- 17.48.040 Lot area.**
- 17.48.050 Setbacks.**
- 17.48.060 Lot width.**
- 17.48.070 Zone size minimums.**
- 17.48.080 Off-street parking.**

17.48.010 Permitted uses.

Permitted uses in the C-3 zone: Uses to be conducted entirely within a building:

A. All uses permitted in the C-2 zone, excluding the C-1 uses;

B. Creamery;

C. Dry cleaners;

D. Laundry;

E. Locker plant;

F. Mortuary;

G. Nursery, florist;

H. Plumbing shop;

I. Secondhand sales;

J. Wholesaling;

K. Billiard room;

L. Bowling alley;

M. Skating rink;

N. Churches. (Ord. 669 § 2, 1992; Ord. 336 § 6.21.000, 1977).

17.48.020 Conditional uses.

The following uses are permitted in the C-3 zone subject to the issuance of a conditional use permit:

A. Commercial parking lot;

B. Gasoline station;

- C. Outdoor storage and sales;
- D. Animal hospital, veterinary clinic;
- E. Auto sales and service;
- F. Automobile service station;
- G. Autobody and paint shop;
- H. Heavy equipment sales and service;
- I. Sheet metal shop;
- J. Tree surgeon establishments;
- K. Convenience store;
- L. Commercial cluster complex;
- M. Mini-storage;
- N. Massage parlor;
- O. Automobile repair shops (light);
- P. Automobile repair shops (heavy);
- Q. Schools, private elementary and secondary;
- R. Schools, college and university;
- S. Schools, specialized education and training;
- T. Mobile pushcart vending facility. (Ord. 813 § 32, 1999; Ord. 674 § 6, 1993; Ord. 650 § 8, 1991; Ord. 581 § 29, 1988; Ord. 463 § 2, 1982; Ord. 362 (part); Ord. 336 § 6.21.010, 1977).

17.48.030 Height regulations.

Height regulations in the C-3 zone:

The maximum height for principal buildings and structures shall be thirty feet, and the maximum number of stories shall be two, with the following exception:

With a use permit the maximum allowable height may be increased up to fifty feet, and the maximum number of stories may be increased up to four. (Ord. 555 § 4, 1986; Ord. 336 § 6.21.020, 1977).

17.48.040 Lot area.

The minimum lot area for each lot in the C-3 zone shall be twenty thousand square feet. (Ord. 336 § 6.21.030, 1977).

17.48.050 Setbacks.

No building or structure shall hereafter be erected or enlarged in the C-3 zone unless the following setbacks are provided and maintained:

A. Front. There shall be a front setback of not less than five feet, except when adjacent to a residential zone, not less than ten feet.

B. Rear. There shall be a rear setback of not less than ten feet.

C. Interior Side. None required except ten feet when adjacent to a residential zone.

D. Street Side. On corner lots, there shall be a street side setback of not less than ten feet.

E. Specified Streets. Front, side, street side, or rear setback required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property line, whichever provides the greater setback. (Ord. 336 § 6.21.040, 1977).

17.48.060 Lot width.

The minimum lot width in the C-3 zone shall be one hundred feet. (Ord. 336 § 6.21.050, 1977).

17.48.070 Zone size minimums.

No area shall be zoned to the C-3 general and service commercial zone unless the following minimum area, depth, and width requirements of the zone are provided:

A. Minimum zone area: one acre;

B. Minimum zone width: two hundred feet;

C. Minimum zone depth: two hundred feet. (Ord. 336 § 6.21.060, 1977).

17.48.080 Off-street parking.

Off-street parking shall be provided in the C-3 zone subject to the regulations in Chapter 17.66. (Ord. 336 § 6.21.070, 1977).

Chapter 17.50**C-4 ZONE****Sections:**

17.50.010 Purpose.

17.50.020 Permitted uses.

17.50.030 Conditional uses.

17.50.040 Height regulations.

17.50.050 Lot area.

17.50.060 Lot width.

17.50.070 Setbacks.

17.50.080 Zone location restriction.

17.50.090 Off-street parking.

17.50.010 Purpose.

The C-4 zone is intended solely to facilitate development of parcels which have been developed with a mix of commercial uses on existing small lots within two specifically defined areas of the city prior to the adoption of this title. The zone will not be applied to other land within the city. (Ord. 376 (part); Ord. 336 § 6.21A.000, 1977).

17.50.020 Permitted uses.

Permitted uses in the C-4 zone:

Retail business establishments: All uses to be conducted entirely within a building with no outside storage, sales or display permitted:

A. All uses listed as permitted uses within the C-1 zone as set forth in Section 17.44.010;

B. Retail furniture store;

C. Household appliance store;

D. Auto parts store. (Ord. 376 (part); Ord. 336 § 6.21A.010, 1977).

17.50.030 Conditional uses.

The following uses are permitted in the C-4 zone subject to the issuance of a conditional use permit:

A. Uses set forth in Section 17.46.010 as permitted uses in the C-2 zone.

B. Uses set forth in Section 17.46.020 as uses permitted with a conditional use permit in the C-2 zone.

C. Uses set forth in Section 17.48.010 as uses permitted with a conditional use permit in the C-3 zone.

D. Uses set forth in Section 17.48.020 as used permitted with a conditional use permit in the C-3 zone. (Ord. 581 § 30, 1988; Ord. 376 (part): Ord. 336 § 6.21A.020, 1977).

17.50.040 Height regulations.

Height regulations in the C-4 zone:

The maximum height for principal buildings and structures shall be thirty feet, and the maximum number of stories shall be two, with the following exception:

With a use permit the maximum allowable height may be increased up to fifty feet, and the maximum number of stories may be increased up to four. (Ord. 555 § 5, 1986; Ord. 376 (part): Ord. 336 § 6.21A.030, 1977).

17.50.050 Lot area.

The minimum area for each lot in the C-4 zone shall be seven thousand square feet. (Ord. 376 (part): Ord. 336 § 6.21A.040, 1977).

17.56.060 Lot width.

The minimum lot width in the C-4 zone shall be fifty feet. (Ord. 376 (part): Ord. 336 § 6.21A.050, 1977).

17.50.070 Setbacks.

No building or structure shall hereafter be erected or enlarged in the C-4 zone unless the following setbacks are provided and maintained:

A. Front. Building frontages shall abut the existing right-of-way, except as follows:

1. When adjacent to a residential zone, a building frontage shall not be less than that required for the residential zone;

2. When parcels are fifty feet or over in width, thirty percent of the building frontage shall be set back a minimum of five feet from the existing right-of-way;

3. When an unsafe sight-distance for motorists would result.

B. Rear. There shall be a rear setback of not less than ten feet.

C. Interior Side. None required except ten feet when adjacent to a residential zone.

D. Street Side. Building frontage shall abut the existing right-of-way, except as follows:

1. When adjacent to a residential zone, a building frontage shall not be less than that required for the residential zone;

2. When parcels are fifty feet or over in width, thirty percent of the building frontage shall be set back a minimum of five feet from the existing right-of-way;

3. When an unsafe sight-distance for motorists would result.

E. Specified Streets. Front, side, street side or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by adopted specific plans shall be measured from the adopted plan line(s) or the property line, whichever provides the greater setback. (Ord. 596 §§ 1, 2, 1988; Ord. 376 (part): Ord. 336 § 6.21A.060, 1977).

17.50.080 Zone location restriction.

The C-4 zone is restricted to certain specified areas for the purposes specified in Section 17.50.010. (Ords. 376 (part): Ord. 336 § 6.21A.070, 1977).

17.50.090 Off-street parking.

Off-street parking regulations in the C-4 zone:

A. One on-site parking space shall be provided for each two hundred fifty square feet of gross floor area.

B. In lieu of the requirements of subsection A, a fee, as set by resolution of the council, based on the number of square feet of gross floor area may be paid to the city parking lot fund to establish off-street parking for the C-4 zone. All such city parking lots funded by the fees received pursuant to this section shall be located within or immediately adjacent to the C-4 zone. (Ord. 376 (part): Ord. 336 § 6.21A.080, 1977).